



**Meeting of the Economic Development
Authority
Held at the Elk River City Hall
Monday, May 4, 2026**

Members Present: President Matt Westgaard, Councilmember Mike Beyer, Councilmember Cory Grupa, Councilmember Jennifer Wagner, Commissioner Jeff Hartwig, Councilmember J. Brian Calva

Members Absent: Commissioner Charlie Blesener

Staff Present: Economic Development Director Brent O'Neil, Economic Development Specialist Joshua Mollan, and Recording Secretary Katie Porath

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:15 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

Moved by Commissioner Beyer and seconded by Commissioner Calva to approve the agenda. Motion carried 6-0.

4. GENERAL BUSINESS

4.1 Update on Tyler Site Stormwater Relocation Project

Mr. O'Neil stated that the original estimate for the stormwater relocation project was around \$250,000. Based on more advanced design work the engineer has provided an estimate closer to \$400,000. Due to risks on the project it contains an unusually high contingency of 35%. Mr. O'Neil asked the EDA their thoughts on the higher cost as this amount would come from EDA funds.

President Westgaard stated that any time earthwork is involved there is a possibility for unforeseen costs. He wants to see this project continue to move forward.

Commissioner Grupa stated he thought it was fair to go back to CDI to discuss sharing the increased cost.

Commissioner Calva discussed a past project involving the Beaudry lubricants building which involved tax abatement. Mr. O'Neil reviewed the financing of that project.

Commissioner Wagner stated that, in order to respect taxpayer dollars, she felt it would be reasonable to put a cap on the amount of the relocation project, after which time, CDI could contribute financially to share the cost.

Commissioners Beyer and Hartwig agreed. Mr. O'Neil will have a conversation with CDI and bring more information to the May 18, 2026 EDA meeting. The Commission agreed that if the cost goes over \$320,000 the EDA should discuss with CDI.

5. PUBLIC HEARINGS

5.1 Resolution Approving Land Sale to O'Brien Holdings/Crystal Distribution, Inc. and Subsidy Agreement

President Westgaard announced the public hearing. Mr. O'Neil reviewed the purchase price is \$518,000 at closing. He also stated that the EDA will receive part of the subsidy agreement reimbursed at the end of TIF if enough is available for covering the storm pipe relocation.

There was no one in the audience wishing to speak to this item.

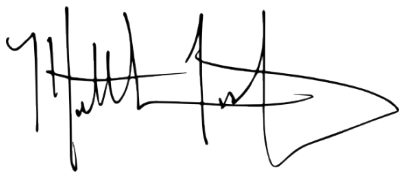
Moved by Commissioner Grupa and seconded by Commissioner Hartwig to approve Resolution 26-05 approving a land sale agreement and business subsidy agreement to O'Brien Holdings and Crystal Distribution, Incorporated (CDI). Motion carried 6-0.

6. MOTION TO ADJOURN

Moved by Commissioner Beyer and seconded by Commissioner Grupa to adjourn the meeting. Motion carried 6-0.

The meeting adjourned at 6:30 p.m.

Minutes prepared by Katie Porath.



Matt Westgaard, EDA President



Justin Dunford, City Clerk